



William.Ostrander@sce.com

06/09/2008 04:47 PM

To Linda Ketellapper/R9/USEPA/US@EPA

cc William.Ostrander@sce.com, Eric.Hodder@sce.com

bcc

Subject Request for Information - Omega Superfund Site, Real  
Property at 11954 E. Washington Blvd., Santa Fe Springs,  
CA**History:** This message has been forwarded.

Dear Ms. Ketellapper:

Please find attached below Southern California Edison's answers in response to your Request for Information Concerning the Omega Superfund site. Please let us know if you have further questions.

Very truly yours,

William R. Ostrander  
Manager, Environmental Consulting Services  
Southern California Edison Company  
Telephone (626) 302-9465 PAX 29465  
Quad 3A, Room 314P, G01



(See attached file: Omega 3.doc) Omega 3.doc

June 9, 2008

Ms. Linda Ketellapper, SFD-7-5  
United States Environmental Protection Agency, Region IX  
Superfund Division  
75 Hawthorne Street  
San Francisco, CA 94105

SUBJECT: Request for Information – Omega Superfund Site  
Real Property at 11954 East Washington Blvd., Santa Fe Springs, CA

Dear Ms Ketellapper:

The following answers are provided by Southern California Edison (SCE) in response to your Request for Information Concerning the Omega Superfund site.

1. State the full legal name, address, telephone number, position(s) held by and tenure of the individual(s) answering any of these questions on behalf of Southern California Edison Company concerning the property located at 11954 East Washington Blvd., Santa Fe Springs, CA ("the Property").

Southern California Edison Company  
2244 Walnut Grove Avenue  
Rosemead, CA 91770

William Ostrander  
Manager

FOIA ex 6,  
Personal Privacy  
626-302-9465

Eric Hodder  
Water/Waste Technical Specialist

FOIA ex 6,  
Personal Privacy  
626-302-4857

2. State whether you are a past or current owner of the Property. If so, provide a copy of the deed or other recorded instrument of conveyance evidencing your ownership of the Property. As part of your response, identify the dates you owned the Property.

**Answer**

Southern California Edison Company is a past owner of the Property located at 11954 East Washington Blvd., Santa Fe Springs, CA.

The property was acquired as two separate parcels. Parcel one was acquired in 1947. Parcel two was acquired in 1949. The total lot was sold on December 26, 1995. See attachment A.

3. If you are the current or past owner of the Property, and if at any time during your ownership of the Property you rented or leased it to any individuals or entities, provide the name of such individuals or entities, the respective dates you rented or leased to each individual or entity and a copy of the lease(s), rental agreement(s), and/or any other documents(s) governing each leasehold relationship.

**Answer**

Southern California Edison Company did lease the property for parking to Eastman Kodak Company from October 21, 1985 through January 16, 1987. In addition, two easements were granted for roads. One was to the County of Los Angeles in 1956 and the second was granted to the City of Santa Fe Springs in 1968.

There were also four licenses granted during the time SCE had possession of the property. These agreements are attached (Attachment B).

4. Identify all individuals or entities that owned the Property prior to or subsequent to its ownership by Southern California Edison and provide the name, address or phone number of those individuals or entities. As part of your response, identify the dates these individuals or entities owned the Property.

**Answer**

SCE acquired the first parcel from Nola Cole in 1947. The second parcel was purchased from the J.A. Cole Ranch Company in 1949. The property was sold to Adaya Asset Washington L.P. in 1996.

5. Identify any prior operators at the Property, and provide the dates each business operated there. To the best of your knowledge, describe the types of operations that occurred at the Property. Provide copies of all environmental documents and facility information in your possession regarding prior operators.

**Answer**

As stated in the answer to Question four, SCE acquired the first parcel from Nola Cole. The second parcel was purchased from the J.A. Cole Ranch Company. The property was sold to Adaya Asset Washington L.P. SCE has not located any records with information concerning the operations at the property prior to our purchase. We do not have specific knowledge about the operations at the property after the sale of the land.

6. Identify and explain all of your business operations at the Property, including such information as the size of the facility, number of employees, dates of operation, description of operations and the daily activities. Include a historical perspective of all changes in operations over time. In addition, provide a scaled map of the facility, which includes the locations of significant buildings and features. Indicate the locations of any maintenance shops, hazardous material storage areas, waste storage area(s), machine shops, wash racks, degreasers, liquid waste tanks, clarifiers, chemical storage tanks, waste oil tanks, waste solvent tanks and fuel tanks. Provide a physical description of the facility and identify the following:

- a. Surface structures (e.g., buildings, tanks, containment and/or storage areas, etc.);
- b. Subsurface structures (e.g., underground tanks, sumps, pits, clarifiers, etc);
- c. Groundwater and dry wells, including drilling logs, date(s) of construction or completion, details of construction, uses of the well(s), date(s) the well(s) was/were abandoned, depth to groundwater, depth of well(s) and depth to and of screened interval(s);
- d. Past and present storm water drainage system and sanitary sewer system, including septic tank(s) and subsurface disposal field(s);
- e. Any and all additions, demolitions or changes of any kind to physical structures on, under or about the facility or to the property itself (e.g., excavation work), and state the date(s) on which such changes occurred; and
- f. Indicate the location of all waste storage or waste accumulation areas, waste disposal areas, dumps, leach fields, burn pits and any other disposal locations.

**Answer**

SCE has identified three functions during the period of operation at this location: a service center, a garage, and a small substation.

- a. Maps are attached which show the location of buildings on the site. See Attachment C
- b. These maps also indicate waste storage areas, and underground storage tanks at the facility.
- c. SCE has not located any records which indicate the presence or use of groundwater wells on the facility.
- d. SCE has not located records or maps which detail the past storm water drainage systems. A letter dated January 10, 1974 from SCE to the Pollution Control and Planning Division, Los Angeles County has reference to a 450 gallon interceptor. See Attachment D

e. SCE has not located records or maps which detail additions, or demolitions to the facility. Records are attached concerning the removal of the two underground storage tanks. See Attachment E.

f. Maps are attached which indicate the location of waste storage areas, and underground storage tanks, at the facility. See Attachment C

7. Have you ever used, manufactured, produced, or generated any hazardous substances/materials/wastes in the operations at the Property? If your answer is anything other than an unqualified "no" for the entire period since 1950:

a. Identify the trade or brand name, chemical composition, and quantity used for each chemical or hazardous substance, and the relevant Material Safety Data Sheet for each product, and its period of use;

b. Describe the process in which the hazardous substance was used, manufactured, generated or produced (including any discontinued processes);

c. The location(s) where each chemical or hazardous substance was used, stored and disposed of;

d. Describe the waste streams from any process in which any such hazardous substance was used, manufactured, generated or produced;

e. Provide copies of any permits for storage, treatment, or disposal of any waste stream from any process in which any hazardous substance was used, manufactured, generated, or produced;

f. Provide copies of all hazardous material business plans and chemical inventory forms (originals and updates) submitted to city, county and/or state agencies; and

g. Provide copies of all manifests governing hazardous substances generated by your operations at the Property.

## **Answer**

a. Attached is a copy of a hazardous materials business plan which lists the chemicals used or stored at the facility. See Attachment F

b. Processes are described in the industrial waste survey which was documented by the city of Santa Fe Springs. See Attachment G

- c. Chemical storage locations are identified on the attached maps. See Attachment C
  - d. Attached are records of the use of an underground storage tank for used oil.
  - e. Attached are two permits: The Los Angeles County Sanitation District Permit for Industrial Wastewater Discharge and the City of Santa Fe Springs Uniform Fire Code Permit for Flammable Liquids and Tanks, and for Hazardous Materials. Attached are documents describing the removal of the two underground storage tanks. See Attachment H
  - f. The hazardous materials business plan is attached. See attachment F
  - g. Manifests for the soil removal associated with the UST removal are attached as a part of the UST removal and closure package. See attachment E
8. Provide a list of employees who had knowledge of the use and disposal of hazardous substances at the Property during the entire time period that Southern California Edison Company, or any of its predecessors, successors, subsidiaries, affiliates contractors, trustees, assigns or agents, was associated with this facility. For each employee listed, provide the following information:
- a. The employee's full name
  - b. The employee's current or last known address(es) and telephone number(s) including the last known date on which you believe each address and telephone number was current;
  - c. The employees Social Security Number;
  - d. Identify the entire time period that the employee worked at the facility, and
  - e. The position(s) the employee held with each business entity during his or her entire period of employment at the facility and the year or years that the employee held each listed position.

**Answer**

SCE is still researching the list of management employees who worked at the facility. We expect to have information which we will provide to USEPA by June 20, 2008.

9. Provide copies of all technical or analytical environmental information, including, but not limited to, any known releases of hazardous substances to any media (soil, water or air) and any data and documents related to soil, water (ground and surface), geology,

hydrogeology, soil sampling, soil gas sampling or air quality on or at the Property. As part of your response, including any and all letters of enforcement from any regulatory agency concerning operations or events at the Property, as well as inspection notes, citizen complaints, letters of enforcement from any regulatory agency, and formal notices of violation.

**Answer**

Attached are documents describing the removal of the two underground storage tanks. See Attachment E

10. Provide copies of all information and documentation related to approval of any remediation or cleanup activities conducted during your ownership or operations at the Property.

**Answer**

Attached are the closure documents for the removal of the underground storage tanks. See Attachment E

11. At the time Southern California Edison Company first took possession of the Property, state whether it was aware of any contamination of the Property and describe its efforts at the time to determine if the Property had been contaminated or otherwise environmentally impaired. Provide all documentation evidencing your efforts to determine whether the Property was contaminated or environmentally impaired at the time you first took possession of it (e.g., Phase I or other due diligence report).

**Answer**

SCE has not located any records which would indicate knowledge of contamination on the property at the time SCE took possession

12. At the time Southern California Edison Company sold or vacated the Property, state whether it was aware of any contamination of the Property and describe any efforts on the part of Southern California Edison Company or the purchaser to determine if the Property had been contaminated or otherwise environmentally impaired. As part of your response, provide all documentation evidencing your efforts to determine whether the Property was contaminated or environmentally impaired at the time you sold or left it (e.g., Phase I or other due diligence report).

**Answer**

Attached are documents relating to removal of an underground storage tank and the soil sampling that took place in conjunction with that project. See Attachment E. No other documents related to the environmental condition of the property at the time of the sale have been located.

13. Describe the environmental condition of the Property either at the time it was sold or at the time you vacated it. As part of your response, describe any contamination and/or hazardous substances, or any evidence suggesting the possible presence of contamination and/or hazardous substances that may have been present at the Property at the time of its sale.

**Answer**

The records regarding the removal of the underground storage tanks indicate contamination on the property associated with the underground storage tank was appropriately cleaned up in 1990. SCE has not discovered any additional records which would indicate the environmental condition of the property at the time of the sale in 1996.

SCE will send the attachments via overnight delivery. I hope this information is useful to you as you proceed with your inquiry. Should you have any questions regarding this, please feel free to contact me at 626-302-9465.

Very truly yours,

William Ostrander